

**LAND ASSEMBLAGE REDEVELOPMENT AUTHORITY
MINUTES OF THE BOARD OF DIRECTORS MEETING
HOUSTON, TEXAS**

October 26, 2012

A meeting of the Board of Directors ("Board") of the Land Assemblage Redevelopment Authority ("LARA" or the "Authority"), a Texas non-profit corporation created and organized by the City of Houston as a local government corporation pursuant to the Texas Transportation Code Annotated, Section 431.101, et seq., and the Texas Local Government Code Annotated, Section 394.001 et seq., was held in the Houston City Hall Annex Council Chambers, Public Level, 900 Bagby Street, Houston, Harris County, Texas, on Friday, October 26, 2012 at 2:00 p.m. Written notice of the meeting, which included the date, hour, place and agenda for the meeting, was posted in accordance with the Texas Open Meetings Act.

Board members in attendance were:

Antoinette Jackson	Pastor Steve Hall
Stephen Fairfield	Vincent Marquéz
Rev. John Bowie	LaTrisha Williams
R.J. Alexander	Curtis Lampley
	Nicholas Hall

Board members absent were David Collins, Jeremy Ratcliff and James Harrison, III.

Others in attendance included: Steve Tinnermon, Deputy Director of the City of Houston Housing and Community Development Department; Agatha Collins of the City of Houston Housing and Community Development Department; Mark Glanowski of Winstead PC, the Authority's General Counsel; Gracie Saenz of Saenz & Burkhardt, P.L.L.C.; Chris Butler, Special Assistant to the Mayor of Houston for property construction; Shun Guo of the City of Houston's Planning and Development Department; Norma Garcia of the City of Houston Housing and Community Development Department; Leah Stolar of Linebarger Goggan Blair Sampson, LLP, R.J. Alexander (Board appointee to be sworn into office), and Wanda Adams, Councilwoman of Houston City Council.

I. Call to Order and Roll Call

Vice Chairwoman Jackson called the meeting to order at 2:03 p.m. A roll call of the Board members in attendance immediately followed.

II. Approval of Minutes for August 24, 2012 Board Meeting

Vice Chairwoman Jackson asked if there are any comments or changes to the minutes of the August 24, 2012 Board of Directors meeting, hearing none, she requested a motion to approve such minutes. Ms. Williams made a motion to approve the minutes as written which motion was duly seconded by Mr. Lampley and approved by a unanimous vote of the Board.

III. Treasurer's Report

Vice Chairwoman Jackson then requested Pastor Hall to review the highlights of the Treasurer's Reports for the two months ended August 31, 2012. Pastor Hall noted that the accounts are in good condition, and there has been no change in the assets for the Energy Star Initiative which remain at \$282,061.00. The available cash to acquire additional properties and/or paying related costs is \$1,358,025.00. As of August 31, 2012 the balance available in the Sewer and Water Tap program is \$601,569.00. He noted that four lots were purchased in the July foreclosure sales and three lots in the August foreclosure sales. Interest income in the amount of \$1,026.00 was earned on the money market accounts.

Vice Chairwoman Jackson asked if there were any other questions, hearing none, she asked for a motion to approve the treasurer's reports for the two months ended August 31, 2012. Mr. Lampley made a motion to approve the treasurer's reports as submitted to the Board which motion was duly seconded by Mr. Marquez and approved by a unanimous vote of the Board.

Vice Chairwoman Jackson then stated that the meeting would address a matter not on the official meeting agenda. She introduced Ms. Wanda Adams, Councilwoman of the City of Houston City Council to the Board who then administered the oath of office to R.J. Alexander to serve as a board member of the Land Assemblage Redevelopment Authority.

IV. Auction Update by Linebarger Goggan Blair & Sampson, LLP

Vice Chairwoman Jackson then asked Ms. Stolar to report on the current auction activity. Ms. Stolar stated that six (6) lots were purchased at the October foreclosure sale and noted that eleven (11) lots are available during the November 2012 foreclosure sale. To date LARA has acquired a total of 1,335 lots.

V. Committee Reports

a) Executive Committee Report

Vice Chairwoman Jackson requested Mr. Fairfield to report on the following lot acquisition contracts:

- 1) Ratification and acknowledgment of award of a LARA lot acquisition contract to Mayberry Homes under contract #091312-01 in Fifth Ward for construction of new affordable housing STD.**

Mr. Fairfield discussed the proposed Lot Purchase and Development Agreement with Mayberry Homes for purchase of one (1) lot in the Fifth Ward for \$7,200.00 under the Standard Take Down Program.

2) Ratification and acknowledgment of award of a LARA lot acquisition contract to Mayberry Homes under contract #092512-01 in Sunnyside for construction of new affordable housing STD.

Next, Mr. Fairfield discussed the proposed Lot Purchase and Development Agreement with Mayberry Homes for one (1) lot in Sunnyside on Lawler Street for \$5,000.00 under the Standard Take Down Program.

Vice Chairwoman Jackson asked if there were any questions with regard to the two (2) lot acquisition contracts presented for approval, hearing none, she requested a motion on the contracts with Mayberry Homes. Mr. Marquez made a motion to approve the lot acquisition contracts submitted by Mayberry Homes. Such motion was duly seconded by Mr. Lampley and approved by a unanimous vote of the Board.

b) Builder Selection Committee Report

Nothing to report.

c) LARA/Houston Hope Construction Report

Vice Chairwoman Jackson next recognized Mr. Butler, who proceeded to report on the status of the Houston Hope single-family house construction production summary. He noted there are currently 13 houses under various stages of construction; 33 houses that have now been completed but are unsold, and there have been a total of 243 houses sold to homebuyers.

Vice Chairwoman Jackson asked if there were any questions concerning the construction report, hearing none, she requested a motion approving the report. Pastor Hall made a motion to approve the construction report which was duly seconded by Mr. Marquez and approved by unanimous vote.

VI. Consideration and possible action authorizing a sale under the ROFR Program to Elizabeth Razo, requesting LARA lot at 0 Wedgefield, HCAD # 030 018 010 0016, LT 16 BLK 7

Mr. Tinnermon then discussed the request for Lot Purchase Agreement from Elizabeth Razo for a right of first refusal with regard to Lot 16, Block 7 of Liberty Road Manor, Section 15 with an address of 6113 Wedgefield St., Houston, Texas 77028. He stated that the application submitted by Ms. Razo was examined by Winstead PC and approved. The subject lot was obtained by LARA by strike-off on October 2, 2007 and qualifies for a contract for a right of first refusal under the current policies of LARA. Upon motion of Pastor Hall, duly seconded by Ms. Williams, the Lot Purchase Agreement with Elizabeth Razo was approved by unanimous vote of the Board.

VII. Consideration and possible action to accept and approve the (independent) audit conducted by MFR, P.C. for the Fiscal Year Ending, June 30, 2012.

Mr. Tinnermon stated that MFR, P.C. audited the financial statements of the governmental activities and major fund of LARA, a component unit of the City of Houston,

Texas, as of June 30, 2012. Mr. Tinnermon further stated that no irregularities were found during the audit and recommended to the Board that such audit be approved. Mr. Lampley noted that LARA did not spend any marketing fees to assist with marketing houses constructed as noted on page 8 of the audit. Mr. Tinnermon explained that due to a slowdown in the Houston area affordable home market LARA did not continue the marketing contracts that had been approved in prior years. He noted that during the Executive Committee held earlier today it was discussed that the LARA marketing committee be reactivated. Rev. Bowie made a motion to approve the audit prepared by MFR, P.C. for fiscal year ending June 30, 2012 which motion was duly seconded by Mr. Fairfield and approved by a unanimous vote of the Board.

VIII. Reconvene in Open Session.

Nothing to report.

IX. Chairman's Comments.

Chairwoman Jackson mentioned that Houston Habitat for Humanity is celebrating its 25 year anniversary on November 7, 2012 with a gala to celebrate its 900th house constructed. The first owner of a Houston Habitat home, Ms. Dorothy Ward, will be at the gala having paid off her home in 2007.

X. Public Comments.

Nothing to report.

XI. Adjournment.

Vice Chairwoman Jackson asked if there were any additional matters to be considered by the Board. Hearing none, the Board meeting adjourned at 2:19 p.m. pursuant to the motion by Ms. Williams duly seconded by Mr. Marquež.

Signed on the ____ of _____, 2013.

Minutes prepared by:

Mark Glanowski of Winstead PC
and Graciela Saenz of
Saenz & Burkhardt, P.L.L.C.

President